Eastern Townships Estate Agency.

THE ADVANTAGES

OF THE

EASTERN TOWNSHIPS,

TO

EMIGRANTS OF ALL CLASSES.

RAWSON & de CHAIR,

ESTATE & INSURANCE AGENTS,

ELMWOOD, LENNOXVILLE,

EASTERN TOWNSHIPS, LOWER CANADA.

SHERBROOKE:

PRINTED BY J. S. WALTON, AT THE "GAZETTE OFFICE."

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THE EASTERN TOWNSHIPS,

EASTERN CANADA.

That part of Canada lying Eastward of Montreal, beyond the French Settlements, and comprising about Six Millions of acres, (or about one-sixth the size of England,) is called the EASTERN TOWNSHIPS.* It is divided into Townships, which contain generally about 100 square miles, and each, for all municipal purposes, stands separate and complete in itself. They began to be settled about the beginning of the present century, and the population may now be stated at about 200,000. The increase during the last ten years has been about 50 per cent; and it is certain that as their peculiar fitness for the success of the British farmer, and their other undoubted advantages become better known, the future increase will be still more marked. Their great peculiarity is that of being a large and powerful Anglo-Saxon Colony, an English speaking Protestant community, in the midst of a French and Roman Catholic population, and planted in a district peculiarly fitted for the increase and expansion of the Anglo-Saxon race. None, therefore, can doubt that they are destined to have a powerful influence on the future destiny of Lower Canada; and that they will be the leaven by which this Province will become more and more assimilated with the feelings, the habits, and the religion, of the Mother country. So strongly has this certainty been appreciated

* For more detailed information about the Eastern Towhships, the reader is referred to the interesting work of Professor MILES, entitled

"CANADA EAST AT THE INTERNATIONAL EXHIBITION, to which "is added a succinct account of the Eastern Townships of Lower "Canada." Published 1862, and sold by Mr. Stanford, Charing Cross, where every publication respecting the Colonies may be procured.

Also, to a very useful little pamphlet entitled "EMIGRATION "TO CANADA; TheEastern Townships of Lower Canada;" issued by the British American Land Company, and to be had at their Office, 35 1-2 New Broad Street, London.

by the French Canadian authorities, that it has been for long a settled policy with them to keep their peculiar advantages as much as possible unknown, and to discourage the immigration of English Colonists. It has suited their purpose well, and that of others more directly interested in Western lands, to encourage in every way the mania for hurrying westward, which has influenced so many to pass by, without a single thought, a district far more suited to their requirements, and offering the most solid advantages, in order to reach a part of the country situated beyond the confines of civilization, more remote from the great markets of the world, far less healthy for settlers, and where the fertility of the soil is more than neutralized by the cost of sending their products to the place of consumption.

We have no hesitation in affirming that the settling of the Eastern Townships by an Anglo-Saxon population is one of the most important political questions of the day, as regards the whole of Canada. Great and unceasing efforts are being made by the Roman Catholic authorities to push French Canadian Colonisation into these Townships. Large funds, it is understood, are advanced by the wealthy Roman Catholic Institutions throughout the Province, to assist the immigration. Parishes are thus being formed, and the immediate consequence is a compulsory tithe charge on all present and future settlers in supporting that religion. In a few years, if no effort is made on the part of the Protestant and Anglo-Saxon race, the Eastern Townships, now a Protestant Colony, will become as French and as Roman Catholic as the other parts of the Lower Province. Every legitimate means should therefore be used to prevent this, not alone by Lower Canadians, but by our Western fellow countrymen also. They too are deeply interested in this important question, and, even at the sacrifice of a little temporary loss to their population, they should, for their children's sake, combine with their fellow Protestants in the Lower Province in recommending and encouraging the settlement of the Townships by a large Protestant emigration. We earnestly appeal to them for their aid, even though at some temporary self sacrifice. They cannot but see that it is the only means by which the political power of the French Roman Catholic authorities can be neutralised; all national feelings softened, and a real union of the Provinces effected. There is naturally such a tendency in the Anglo-Saxon race to increase and extend that there cannot be a doubt, if the Townships had a fair start, their advantages known, and the current of emigration encouraged, that they would rapidly fill up; and the tide, once turned, would eventually spread through the Roman Catholic districts, and gradually but surely leaven the whole Lower Province.

We appeal to all in the Old Country who take a deep interest in the spread of the Protestant religion, to back by their influence the efforts now being made, to save these Townships to their Faith. We urge this in no unfriendly feeling towards our French or Roman Catholic fellow countrymen. They are only pursuing a very

natural, and, in their eyes, a praiseworthy system, for which none can blame them. But it is equally important for Protestants and Anglo-Saxons to take every legitimate means of fighting their own battle, though without unnecessary hostility or bitterness. We appeal to all Protestant communities throughout Europe, and through the Western Province, as well as here, to support with their best influence the Protestant settlement of these Eastern Townships.

We believe that the real, undoubted, solid advantages of these Townships only require to be known in England to ensure a large proportion of future emigration to them, and would enable emigrants to answer the objections and selfish arguments that will be used to induce them to pass onward to the West.

The beauty of the scenery in the Townships, their likeness to the most lovely of our English Counties; their healthiness; the splendid roads traversing them in every direction; their peculiar fitness for the most lucrative Stock Farming; and their many other advantages,—only require seeing to be prized and appreciated. We only wish to induce the Emigrant to come and judge for himself—to allow no representation of interested parties to dissuade him from coming himself to see them. They are easily reached either from Quebec, Montreal, or Portland; railroads running through a great portion of them, and it being only an hour's journey from Richmond to Sherbrooke, the chief Town of the Townships. It will occupy but a very little time and cost little to enable him to visit them, and surely where the object is to seek a home for life for himself and children, such a trifling expenditure of time and means is well risked, if merely to satisfy himself that he is not incurring a far greater expense and loss of time by a long and tedious journey to the West, with fewer advantages than those of the district he has so foolishly left behind him; and where his capital would have purchased for him far more land and of a more useful quality for general farming, than he will get in the Western Province, where farms, in many districts, have become nearly as dear as in England.

He will be told that in the Eastern Townships he will be surrounded by French *habitans*. He will find just as English a population as in the English County he has left behind him. He will be told that the land is so poor that it will not produce grain crops He will find the valleys teeming with abundant crops of all cereals, though not perhaps with such wheat crops as the West can show; but he will see, as a set off, the hill-sides exhibiting the best dairy pastures in the world, and fitted for stock, and especially for sheep farming to any extent. He will be told that the climate is so rigorous that it will be impossible for him to live in it; but he will find an Anglo-Saxon population just as healthy and as stalwart as in his native county; and he will discover that the dreaded win-

ter is in reality the most enjoyable season of the year, and the glorious snow roads which enable the farmer to do so much farm work during the winter, far preferable to the wet swampy tracks of mud which the so called better winters of the West would show him. He will be told that the winters are so much longer than in the West:—he will find that although our snow lasts longer, the change to Spring is so much more rapid here that he will be able to get on his land for working purposes almost as early as there. He will *not* be told that the Lower Province is less healthy than the Upper, because the statistics prove too undeniably the contrary; and he will not here see a single instance of that, to the farmer, the most dreadful of all afflictions, the shakings of Fever and Ague, which renders so large a portion of the West unfit for the Anglo-Saxon race.

Again we repeat our advice, that, whatever he may be told, he should make up his mind to come and judge for himself. This is the best test he can apply as to the truth of what he hears. Let him not judge of the real value or beauty of the Townships by the views he gets of them from the railroad on the journey from Quebec or Montreal to Richmond. This railway passes through some miserable land, and it is consequently, and for that very reason, not settled. Within half a mile from it on either side a splendid country would in many places be found, with good thriving Towns and settlements.

Let the settler start Southward by the railroad from Richmond; let him stop at any station on the line between that place and the border, and let him travel in every direction for miles round that station. He will then learn the real value of the country. He will then be able to judge for himself when looking at the comfortable homesteads, the numerous farm buildings, and the well cultivated fields of a thriving, well to do farming population, and the hillsides teeming with their flocks and herds; and when he hears his native tongue universally spoken, he will ask himself whether such a country can be the place he has heard so differently described; and he will probably be considerably surprised to discover so little difference in the appearance of the country from what he has just left in England.

These Townships are peculiarly adapted for the breeding and fattening of Stock, proverbially the most lastingly remunerative of all farming, and that which most improves the land. Of course in such a wide extent of country there must be diversities of soil, and the emigrant may have his choice through all the gradations from the light sand to the heavy clay. Generally, however, the soil is a good rich loam particularly suited to pastures. The White Clover is indigenous, and soon covers the ground so soon as the bush is cleared away.

There can be no better country in the world for Sheep, which thrive most favorably on the rich hill pastures; and the soil and climate are so admirably suited for the cultivation of Turnips and

other root crops, that there is no difficulty in keeping large flocks through the winter. Hay, too, is particularly abundant. Very heavy crops are obtained from the meadow lands in the valleys, where may often be found several feet thick of the richest black vegetable mould.

Oats, Barley, Rye, Indian Corn, Potatoes, all grow in luxuriant abundance; and few districts can show finer crops of Wheat where good farming and Autumn ploughing enable the seed to be got in before the middle of May. The grain thus becomes sufficiently advanced to be able to resist the attacks of the weevil. This is the only cause which has prevented the Eastern Townships from being as large a wheat producing district as even the West; and as the secret of avoiding the attacks of the weevil is now becoming generally known, each year sees a greater breadth of wheat sown. Still the luxuriance of our pastures, the abundance of streams and springs of the purest water, (the peculiar feature of the Townships,) and the favorable Markets, both East and West, (Quebec and Montreal on one side, and Portland and Boston on the other,) for any quantity of Stock that can possibly be raised, will always make Stock and Sheep farming the favorite branch of Eastern Townships agriculture. The finest breeds of English cattle, and the purest races of sheep have been extensively introduced, and thrive most successfully; and a stranger from any part of the world would be surprised and pleased at the number and quality of the stock exhibited at the Provincial or at the local Cattle Shows.

Some of the townships, such as Stanstead and Hatley, are famed for the excellent horses that are bred there, and which command very high prices in the States. Stud horses of all breeds, from the English thoroughbred to the Clydesdale Cart Horse, are available throughout the district, and a more useful class of horses could not be wished for than that which is in such general use throughout the Townships.

Efforts are now being made to introduce the extended cultivation of Flax, which, from the experiments that have been already made, promises to become one of our most valuable products. The character of the soil, the usually moist Springs and hot Summers, and the abundance of the purest water, give every confidence that this district will produce a quality of Flax not to be surpassed even by Belgium, and in this important article we shall have a most decided advantage over Western farmers.

Our Gardens supply abundantly all the well known and valuable English Vegetables. Melons, Cucumbers, and Tomatoes, ripen in large quantities in the open air.

The climate of the Townships is far better suited to the English constitution than any part of Western Canada. There is the peculiar lightness and elasticity in the air, which one hears of so much in an Italian climate, giving a delightful exhileration to the spirits. Mists and fogs are rarely seen. A thoroughly rainy day rarely occurs, and yet there is very seldom a long spell of hot

weather without occasional showers. There are about 250 days in the year of fair weather, of which 150 are splendidly fine and clear. Only about 41 inches of water fall in the form of rain, and 11 inches more in the form of snow. In short, taking into account the lightness and pureness of the atmosphere, both in winter and summer, the absence of damp muggy weather, and our entire freedom from all unhealthy malaria of any kind, the climate of the Lower Province, and more particularly of the Eastern Townships, is proverbially and statistically, the finest and the most enjoyable, perhaps, in the world, and with less drain on the European constitution than he will find elsewhere on this continent. It is strange to an Englishman to notice in public places here the almost entire absence of coughing, even in the coldest part of the winter. Colds and coughs are, in fact, but little known, and therefore the climate is peculiarly adapted for Consumptive and Asthmatic people, who pass through our winters far more easily than even in the South of Europe, and many of whom become quite cured by a residence in Canada. The spread of epidemic diseases is unknown throughout our country districts. We believe no single case of cholera has ever occurred in the Townships. We have said before, fever and ague which render so many parts of the West utterly unfit for European constitutions, are here quite unknown. It is not only that there are really fierce attacks in the west of this malady, but in districts where such are not prevalent there is a peculiarly lowering effect on the constitution, evidently caused by the same kind of malaria, though in a milder form, which prevents the speedy recovery from even an ordinary cold or illness, especially amongst the children, who require constant tonics to keep up their strength. Of all this we fortunately know nothing in the Eastern Townships.

Many Emigrants are told such stories of the extreme winter cold here that they are deterred thereby from coming to Canada. They would be surprised to find that this is the gayest, and to many, the most enjoyable season of the year. Comparatively little attention is required on the farm, and driving about to the music of the merry sleigh bells, visiting, and even pic-nics, seem to be the only thought of the whole population. Ladies think nothing of ordering their open sleighs for a moonlight drive with the thermometer marking from 10 to 15 degrees below zero, and in walking wear no warmer clothing than a lady at home would put on, except that some prefer a velvet cap to the usual bonnet. In fact the thermometer markings are no real criterion of cold on the human frame. Every Canadian who has passed a winter in England complains of feeling far greater cold than is usual here. The cold there is damp and raw; here it is dry, clear and bracing, the air feels light, and the effect on the spirits is really exhilarating. There are a very few days in the winter when the cold is piercing, but these are only when a strong wind accompanies a low thermometer. The houses are thoroughly well warmed, in

fact are generally too hot, and with the abundance of wood throughout the Townships, the expense of firing is but trifling.

An Emigrant will have no difficulty in selecting a farm suitable to his means. He may decide on going on uncleared lands, which he will be able to purchase at from 2s. 6d. sterling (the price here of Government lands) to 12s., 16s. or 20s. per acre according to locality and other advantages. As a whole lot consists of 200 acres (or with road allowance really 210 to 215 acres) a settler may thus obtain a freehold property for £20 to £200, or at a similar rate for any smaller portion. His log house, which, when well plastered, is one of the warmest he could wish for, costs him little but his own labour in cutting and hauling the lumber, as all his neighbours will gladly turn out for the raising, which, with such help, is done in a very few hours. He is soon able to cut down, log and burn a few acres around his new house, and he may expect a splendid oat or potato crop on the fresh land the following season, although the seed can only be scratched in on account of the roots. Very little capital will stock his farm with all necessaries, and even if he and his family have for a year or two to submit to some roughing, he has the unspeakable satisfaction of knowing that he is working and improving his own land, and that every year sees it doubling in value as each improvement is completed. It is one of the most pleasing circumstances in Canadian life to actually witness the success of men who came into the Townships unknown, friendless and moneyless. Every township, nay, almost every mile, offers an instance of such men now surrounded by every comfort wealth can give them; owners of valuable property, good house, farm buildings well stocked with choice cattle; having a rank, a position and a real stake in the country, of which his children and children's children will feel the benefit. The Eastern Townships present a most favorable field to every class of Emigrants connected with Agriculture. There is ample employment to be found for the farm laborer and for country artizans of all kinds, especially carpenters, bricklayers, &c. Wages are high and all the necessaries of life are cheap, so that if a workman is but steady and sober, he may confidently rely in a few years on being able to purchase a property of his own.

The English Emigrant farmer, however, with larger means, would begin Canadian life in quite a different style. He would leave to others more accustomed to the ways of the bush the laboricus task of clearing the wild land. It is better for an old countryman to buy a partially cleared farm, if he can posibly manage to do so. There are always plenty of men ready to sell their clearings at a moderate price in order to re-commence on a new wild farm with the capital they have realized by the sale of the one they leave. The farmer with some capital should look out for a cultivated farm proportionate to his means. A glance at our appendix will show him that he will have no difficulty in se-

lecting one to suit him. We can offer him a choice of farms of from 100 to 600 acres; ranging from $300 to $14,000 (£60 to £2,800) with buildings ranging from the log barn and shanty to the roomy well built house suited to an English Gentleman, with farm buildings nearly as complete as on a model farm at home; well fenced and clear of unsightly stumps. He will find the terms of payment extremely liberal. If he has only small means with him, a deposit of from one third to one half the purchase money will in most cases be sufficient, and the remainder may be paid off by easy yearly instalments, bearing interest at 6 per cent. The cost of stocking a farm depends on the quantity of cleared land, but one with 50 acres in cultivation might be well stocked with all necessary implements and live stock for £80 to £120, and the larger farms according to the taste of the settler and the quality of live stock he chooses to purchase. The price list for this neighborhood may be a useful guide. Pair of horses fit for driving, riding or farm purposes £36 to £50 sterling; yoke of working oxen £12 to £16; Cows £3 10s. to £6; Sheep and Lambs 10s. to 16s; Pigs 25s. to £4; Plough 35s. to £3; Waggon £12 to £25; Sleigh £7 to £20.

It is, however, to the well educated English Gentleman with a large family and with limited means that we would particularly recommend emigration to the Eastern Townships. He will find scenery equal to the loveliest counties at home, good society, and opportunities of giving his sons a school or University education equal to any in the old country, without the risk of their acquiring the expensive tastes and habits so common there. He will find excellent roads in every direction both in winter and summer. He will find residence and farms to suit his means with all the conveniences of his old home. He will find lands of excellent quality, free from stumps, and all farm buildings ready for farm purposes. He will find probably the healthiest climate in the world, free from the least trace of that pest of all new countries—fever and ague. He will find an income on which he has had to screw and pinch at home, amply sufficient here for all his wants, comforts, and even luxuries. He will have no anxiety as to the future of his children. There are so many openings for his sons in life that he may feel that each may suit his own peculiar taste, whilst his well educated daughters will be gladly welcomed to the homes of young Englishmen as well connected as himself. He will find the neighbours with whom he associates just as loyal to the Queen and as proud of the old country as he himself could wish. He will have excellent opportunities to safely invest his surplus capital or income, which will yield him double or three fold what he would get in England, and he will have the happiness of feeling that each year his property is increasing in value, not only from the improvements he is making, but from the natural steady advance in value as each neighborhood becomes more thickly populated. To the gentleman of from £300 to £1000 a

year, or with a capital of £1,000 to £20,000, these Townships offer a home with innumerable advantages both present and future, and both for himself and his family.

It may have weight with a family in this position to know that at Lennoxville, in the centre of the Townships there is one of the best educational establishments in the New World, which offers a thorough education by Professors, who are all Oxford or Cambridge men, and Masters of the highest stamp, at a cost within the reach of all. Bishop's College University and School is winning for itself a widely known celebrity. The course of study at the University is equal to that of the best of English Universities.—The College fees for tuition are £5 10 per annum, and for room, use of College Library, and firing, £1 16 additional. Students having parents or friends residing in the neighborhood only pay £4 15 tuition fees. The boarding expenses for resident students are very moderate.

The school connected with the College numbers considerably more than 100 boys, many of them the sons of the leading families of the Lower Province, under the charge of the Rev. J. W. Williams, its Rector. Under his care its success has been very great. Besides their special Masters and Tutors, the Professors of the University assist in the course of study. The tuition fees are £7 5 per annum, and only half this for the sons of residents. The boarding amounts to about £25 a year. In the course of study French, being a necessary qualification for success in every Profession in Lower Canada, is specially cultivated. Every old English manly game is encouraged, and the boys have formed a Volunteer Rifle Corps, to which officers have been formally gazetted.

It may be of interest to intending Emigrants to know the prices they would have to pay for different articles of food, and they will be surprised at the difference between ours and those they are paying at home. Excellent beef is now worth 3 to 4 cents per lb., about 1½d. to 2d. sterling; in the spring, the dearest period of the year, it rises to 6 and 8 cents, 3d. to 4½d. Mutton 4 to 6 cents, 2d. to 3d. Potatoes 25 cents, 1s., per bushel. Butter 15 to 20 cents, 7½d. to 10d., per lb. Cheese 6 to 8 cents, 3d to 4d. Oats 25 cents, 1s. per bushel.

There are two circumstances connected with the present state of the country which render it almost certain that during the next few years there will be a considerable advance in the value of land in the Eastern Townships. The first of these is the more than probability, that this will prove one of the richest and most widely extended copper districts in the world. Traces of this metal have been found throughout the whole of this part of Canada. In some places, such as at Acton, Lennoxville, Leeds, Shefford, &c., valuable mines have been opened and worked. Veins of other metals such as Silver, Lead, &c., have also been found, and the probability is that these will form an attraction to large numbers

of miners who will form a colony around each mine. Much wealth will thus be disseminated, and even though the new settler may not have the good fortune to discover a valuable mine on his own property, still the increase of population and the addition to the wealth of the Townships will certainly greatly enhance the value of his land. In addition to this there is no doubt that so soon as the troubles in the States are over, and farms can find buyers there, many of the New England farmers will find their way across the Border to avoid the heavy taxes which must be levied there in future. They would buy better land here at prices very much lower than they have been accustomed to, and we confidently anticipate therefore a very large Emigration from the New England States.

Before closing our account of the Eastern Townships it is desirable to call attention to the advantages offered for the investment of capital, from the smallest to the largest sums. Our readers will see, at the commencement of our catalogue, the arrangements we have made with the view of facilitating such business. Money paid in to our Bankers in England, will be at once advised to us here, and be deposited with the Eastern Townships Bank, at Sherbrooke, where it will lie at an interest of 4 per cent. until invested in a mortgage. By this arrangement not above a fortnight's loss of interest would be incurred. Mortgages on Real Estate, namely on improved farms, with buildings properly insured, are easily obtained, the advance made being not above one fourth to one third of their value, at a rate of interest of from 8 to 10 per cent. The farm is at once registered in the name of the lender in the Public Registry office, and a certificate of the Registrar would accompany the Notarial Mortgage Deed. Till this is paid off the land cannot be touched without the consent of the Mortgagee, and without his executing a legal release. If the interest is not paid at the specified dates it will immediately become part of the capital and carry interest at ten per cent., but without precluding the right of foreclosing, if thought advisable. Every expense of conveyance, &c., is paid by the borrower, and every care would be taken in the selection of good and saleable properties. Such advantages are well worth the attention of parties having small sums to invest, which would bring in but a mere trifle of income in England, but which would, by investment here, give a considerable addition thereto—whilst the capital is as safe as on any landed Mortgage in the old country.

We now take leave of our readers by earnestly urging them to come to a country which offers so many solid advantages to themselves and their families, and thus exchange anxiety for contentment, scarcity for plenty, and a rented house for a landed property of their own. We would also urge upon them the folly of passing by such a country as the Eastern Townships unseen and uncared for, with advantages equal if not superior to any they will meet with fur-

ther West, and thus incur all the extra expense of a long and unnecessary journey to find on their arrival that the land is far dearer than here, and that they have probably exchanged fever and ague with all their horrors for the healthy, pure, and bracing air of the Eastern Townships.

Trains leave Quebec and Montreal twice a day for Richmond, where the Portland Railway joins the main line. Trains also come up twice a day from Portland to Richmond, passing through several of the Townships and stopping at Coaticook, Compton, Waterville, Lennoxville, Sherbrooke, Brompton and Windsor.—Between Richmond and Quebec are the stations of Danville, Warwick, Arthabaska, Somerset, Nelson—passing close to Tingwick, Chester, Halifax, Leeds and Inverness. Between Richmond and Montreal are the stations of Durham, Upton and Acton.

From Montreol another Railway, the Stanstead, Shefford and Chambly line also runs into the Townships, passing through Farnham, Granby, Shefford to Waterloo, whence it is to be continued through several other townships to Stanstead.

SAVING IN EXPENSE for a family of six persons coming to the Eastern Townships instead of going to the West, say to Detroit, London or Hamilton. Fares by Steamer to Quebec the same. Thence per Grand Trunk Railway—six persons would cost:

FROM QUEBEC—EMIGRANT CLASS.

EASTERN TOWNSHIPS.			THE WEST.		
Richmond, 96 miles, 24s.	Sherbrooke, 120 miles, 30s.	Lennoxville 123 miles, 30s. 6d.	Chicago, 1007 miles, 216s.	Detroit. 734 miles, 192s.	London. 615 miles, 162s.	Hamilton, 539 miles, 120s.

FROM PORTLAND.

Richmond, 220 miles, 52s.	Sherbrooke, 196 miles, 48s. 6d.	Lennoxville. 194 miles, 47s.		London, 746 miles, 184s.	Hamilton, 665 miles, 164s.

SAVING IN EXPENSE to an Emigrant buying a Farm in the Eastern Townships, compared with a similar one in the West, the soil being equally good, but the farm in the Eastern Townships being far superior for Stock and Dairy farming, and incomparably healthier:

THE WEST.

Farm of 100 acres, 76 cleared, 6 miles from London, $8000, £1600 Stg.

EASTERN TOWNSHIPS.

Farm of 365 acres, 220 cleared, in Frost Village, bounded by a Railway, excellently fenced, over 1000 sugar trees, and 2 large sugar nurseries, good house, 2 stories, with kitchen, shed and Carriage-house, Granary, Corn-house, Pig-house, Horse-barn, 2 Cattle barns with stone stables underneath, feeding shed 80x26, another 26x40—1 1-2 miles from Waterloo Station—with a rich vein of Copper leased for a royalty of 1-15 on the ore raised. Only half cash required down, rest in 5 years at 6 per cent, $8,000, £1,600 Stg.

THE WEST.

Farm of 200 acres on Yonge Street, 15 miles from Toronto, with good house, barns, &c., $20,000, £4,000 Stg.

EASTERN TOWNSHPPS.

Farm of 300 acres, 11 miles from Sherbrooke, 200 acres cleared, House, Barns, &c., $3,000, £600 Stg.

THE WEST.

Farm of 200 acres, 175 cleared, Log House, Frame Barn, Stables. 30 miles from London, 3 miles from a station, $7,000, £1,400 Stg.

EASTERN TOWNSHIPS.

Farm of 197 acres, 80 cleared, good House, Barns, Stables, &c., excellent Sugar House. 2 miles from Cookshire, on high road to Dudswell. Half down, remainder within 2 years, $1,500, £300 Stg.

Admitted Advantages of the Eastern Townships.

1. Their greater nearness to England, thus saving heavy travelling expenses.

2. The far greater cheapness of land and farms, thus enabling a small capital to be so much better invested, and allowing a farmer with small means to buy his own farm at once, instead of having to work in the West for years before being able to do so.

3. The nearness of a Railway Station—the Townships being divided by the Grand Trunk and the Stanstead, Shefford and Chambly Railways.

4. The splendid markets opened by these railways for farm products, in addition to townships markets of great importance, such as Compton, Sherbrooke, Richmond, &c., &c. Quebec and Montreal are the North Eastern and Western termini, and Portland, Cambridge, Boston, &c., &c., being the South East termini.

5. The certainty of the whole district becoming a valuable mining district—thus ensuring a largely increasing population, inevitably causing a rapid rise in the value of land, and giving the chance of becoming the possessor of a valuable copper mine.

6. The certainty that there will be a large influx of the wealthy Vermont and New England farmers to escape the heavy taxes there, thus raising the present value of farms.

7. The adaptability of the Eastern Townships for manufacturing purposes, arising from its unrivalled water power—thus ensuring their becoming the seat of the future great manufactories of Canada—and thereby increasing incalculably the value of the land, and giving it a solid basis on which to rest. In the greater part of the west the land is so flat that there are very few water powers suited for manufactories.

8. The superiority of the land for Stock and Sheep farming, for dairy farming, and for the growth of flax, thus far more than counterbalancing any past superiority of the west in wheat growing. It is probable that, in future, wheat will again become one of the best crops of the Eastern Townships.

9. The superiority of the roads, which, throughout the Townships, are generally excellent. Whereas in the west, with the exception of the main lines of road, they are really execrable.

10. The undoubted salubrity of the climate; its entire freedom from all epidemic diseases, and specially from fever and ague.—The greater healthiness and longevity of the District over the West, is incontestibly proved by Government statistics. This alone should induce emigrants to prefer the Eastern Townships—for what other advantages, even if there were any, can compensate for the shakings of disease, and the miseries of seeing their dearly loved children growing up sickly and puny, and unfitted to earn a livelihood for themselves.

Any further information, of use to the intending emigrant of every class, will be readily furnished by Messrs. Sable & Searle, Liverpool, Passenger Agents of the Montreal Ocean Mail Steamship Co., and proprietors of a line of sailing Packets to Quebec, who will supply them with the Government pamphlet of "Information for Emigrants," and any more of our catalogues that may be required. They will also give them every assistance in securing berths, &c., and save the emigrant from many unnecessary mistakes and expenses in reaching his new home.

Communications addressed, post-paid, to RAWSON & DE CHAIR will be at once attended to.

THE EASTERN TOWNSHIPS,

The best field for Emigration

FOR THE

FARM LABOURER AND ARTISAN,

Young Women Seeking Employment as Servants,

The Farmer with more or less of Capital,

AND SPECIALLY

FOR THE ENGLISH GENTLEMAN,

With Limited Means and a large Family.

TO ALL,

Comfort, Competence, Health, and Happiness.

REFERENCES.

The Right Honorable Lord Viscount MONCK, Governor General of Canada.
The Right Honorable Sir EDMUND HEAD, Bart., late Governor General of Canada.
General Sir FENWICK W. WILLIAMS, Bart., of Kars, Commander of H. M. Forces in Canada.
The Right Rev. the METROPOLITAN & BISHOP of Montreal.
The Right Rev. the BISHOP OF QUEBEC.

Lord Aylmr, Melbourne. Hon. E. Hale, Sherbrooke.
Hon. Mr. Chief Justice Haliburton, London.
Sir Macdonald Stephenson, London.
Bramley Moore, Esq., M. P. Liverpool.
Oswald Smith, Esq., Blendon Hall, Kent.
Oswald A. Smith, Esq., Lombard St. London.
Messrs. Bischoff, Coes & Bompas, Coleman St., London.
Charles Bischoff, Esq., London.
Ross Donelly Mangles, Esq., Member of the Council of India, London.
J. Aspinal Tobin, Esq., Chairman of the Liverpool & London Insurance Office, Liverpool.
Capt. Chs. E. Mangles, Chairman of the Royal Mail Packet Company, London.
Pascoe Glyn, Esq., London. Robert Benson, Esq., London.
Messrs. Kendall Brothers, Liverpool.
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Wm Bowman, Esq., Liverpool. R. Few, Esq., Esher, Surry.
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W. H. Rawson, Esq., Haugh End, Halifax.
W. W. Whitehead, Esq., Liverpool.
Hon. A. T. Galt, Sherbrooke. Hon. Hollis Smith, Sherbrooke.
R. W. Heneker, Esq., Commr. B. A. Land Co., Sherbrooke.
Hon. Mr Justice McCord, Montreal.
Col. Sir Duncan Macdougall, Eaton Square, London.
Charles Turner, Esq., M. P., Liverpool.
Professor Miles, Lennoxville. T. Bold, Esq., Liverpool.
Robert Christie, Esq., Liverpool.
Jas. Tyrer, Esq., Tixall, Staffordshire.
Harold Littledale, Esq., Liverpool.
Messrs. G. R. Woodward, & Co., Liverpool.
S. Waterhouse, Esq., Hope House, Halifax.
John Torr, Esq., Liverpool.
Rev. J. H. Nicolls, D.D., Principal of Bishop's College,
Rev. J. W. Williams, [illegible]r of Bishop's College, Lennoxville.

Hon. P. M. VANKOUGHNET, Chancellor of Upper Canada, Toronto.
WILLIAM NICOL, Esq., M. P., Director of London & County Bank, London.
J. H. MAITLAND, Esq., Res. Sec. Liverpool and London Ins. Co.
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Hon. GEORGE MOFFATT, Montreal.
Hon. A. B. FOSTER, Frost Village.
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Major CAMPBELL, C. B., St. Hilaire.
JAMES PALMER BUDD, Esq., Ystalyfera, Swansea.
J. B. GREENSHIELDS, Esq., Montreal.
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Lt. Col. COFFIN, Ottawa.
H. LE MESURIER, Esq., Quebec.
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WALTER DE WINTON, Esq., Maesllwch Castle, Hereford.
D. LORN MACDOUGALL, Esq., Montreal.
T. JAMES, Esq., Otterburn Tower, Northumberland.
T. CHISENAHALE MARSH, Esq., Chipping Ongar, Essex.
DAVID WATERS, Esq., Coventry.
Hon. J. PATTON, Toronto.

EASTERN TOWNSHIPS INVESTMENTS.

RAWSON & DE CHAIR have made advantageous arrangements for carrying on this important branch of their business, and any sums sent out to their care will be promptly and carefully attended to. They beg to refer to the preceding list of friends who have allowed their names to be used as references.

Perfectly safe Mortgages on Real Estate, viz. on Improved Farms with houses, farm buildings, &c. properly protected by insurance, can be had, yielding interest at the rate of 8 or 10 per cent per an., payable half-yearly. The deeds would be made out and the property registered in the Public Registries of each District in the name of the lender; thus rendering it impossible that the security can be in any way disturbed. The advance would rarely be above one-third, and never above one-half, the cash value of the property.

All expences of such Mortgage Deeds, &c., are paid by the borrower, except a small fee, not exceeding $5, or 20s. for legal advice as to the correctness of the title.

To ensure prompt payment of the interest a clause is inserted in the Mortgage Deed rendering the deferred interest liable to the same rate of interest as the capital, from the due date, but still retaining the power of foreclosing.

The interest will be remitted by a Canada Bank credit on a London or Liverpool banker.

There will hardly be any loss of interest incurred, as the moment the credit is received it will be invested in the Eastern Townships Bank at Sherbrooke, (See their Letter,) where it will lie at an interest of 4 per cent per annum, until invested on Mortgage; which, however, would be generally at once completed.

Funds can be paid in to any of the following Bankers :

Messrs. GLYN, MILLS & CO., Lombard Street, London;

Messrs. SMITH, PAYNE & SMITHS, Lombard Street, London;

Messrs. HANKEY, London;

The Bank of Liverpool;

The Royal Bank of Liverpool;

The Halifax and Huddersfield Union Bank, Halifax;

or to any country or other Banker, and a credit obtained from them in favor of RAWSON & DE CHAIR, to be sent out by the lender to their address.

As soon as the deeds are completed, they could be sent home to the lender, or could be deposited here at his option.

A commission of 2 ½ per cent will be charged for the investment of any sums under £1000, and of 1 ½ per cent for larger amounts, and 1 per cent on each remittance of interest.

Such a means of investment is particularly desirable for Clergymen, Military or Naval Officers, Widows, &c., with limited

means, as the security is as safe as on a Mortgage of the best English landed property; whilst the interest received is double, if not treble what the latter would yield. Sums from £25 and upwards can be readily invested, with the same safety as larger amounts.

RAWSON & DE CHAIR,
Estate and Insurance Agents,
Lennoxville,
Eastern Townships,
General Agents in the Eastern Townships,
for the
Liverpool and London Fire and Life Insurance Co.
and for the
Britannia Life Assurance Company.

EASTERN TOWNSHIPS BANK, CANADA EAST.

Sherbrooke, 21st Nov., 1862.

GENTLEMEN,—

In reply to your letter of the 18th inst., I beg to inform you that in the event of your making the arrangement you propose, to act as Agents for parties in England, for the purpose of loaning money on mortgage on Real Estate, we will receive the account on the following terms:

Immediately upon your receiving advice of the money having been paid in to your account in London, we will cash your bills upon your Bankers there, at the current rate of the day, and place the same to your credit in our books, allowing you interest at the rate of 4 per cent per annum, until drawn out by you for investment. The rate of interest I name is the highest sum we pay, and I think is the rate usually paid by the Banks in Montreal.

I trust the arrangement I propose will meet your views, and that you will be able to carry out your plans of bringing capital to the country, particularly to the Eastern Townships.

I remain, Gentlemen,
Your most obd't servant,
WILLIAM FARWELL,
CASHIER.

MESSRS. RAWSON & DE CHAIR,
Lennoxville, Eastern Townships.

LOCAL AGENTS

FOR THE

EASTERN TOWNSHIPS LAND AND INSURANCE AGENCY.

Acton,	Mr. H. Mignault.....	Acton.
Ascot, ...	Rawson & de Chair, ...	Lennoxville.
Aston,		
Aylmer,		
Adstock,		
Arthabaska,		
Aukland,		
Barford, ...	Mr. A. K. Fox, ...	Coaticook.
Barnston,....	Mr. A. K. Fox,.....	Coaticook.
Bedford,....	Mr. Galloway Freligh, ...	Bedford.
Bixborough,		
Blandford,		
Bolton,		
Brompton,		
Brome, J.....	Mr. Macfarlane, ...	Knowlton.
Broughton,		
Bulstrode,		
Bury, ...,	Mr. S. F. Rea	Robinson.
Carthby,		
Chesham,		
Chester,		
Clinton,		
Colraine,		
Cleveland,....	Mr C. Patton, ...	Danville.
Clifton,		
Compton, ...	Mr. C. G. Rice	Compton Centre.
Ditchley,		
Ditton,		
Dorset,		
Dudswell,		
Dunham, ...	Mr. E. Finley,.....	Dunham Flat.
Durham,		
Ea[illegible], ...	Mr. C. Wilford,.....	Cookshire.
Ely,		
Forsyth,		
Gayhurst,		
Granby, ...	Mr. F. C. Gilmore.....	Granby.
Grantham, ...	Mr. E. T. Hemming,.....	Drummondville.
Halifax,		
Hampden,		

Ham North,		
Ham South,		
Hatley, ...	Mr. C. S. French, ...	East Hatley.
Hereford,		
Horton,		
Inverness,		
Ireland,		
Jersey,		
Kingsey,		
Lambton,		
Leeds,		
Lingwick, ...	Mr. S. R. Rea, ...	Robinson.
Maddington,		
Magog, ...	Mr. Ralph Merry, ...	Magog Outlet.
Marlow,		
Marston,		
Milton,		
Melbourne, ...	Mr. G. H. Napier, ...	Richmond.
Nelson,		
Newport,		
Orford, ...	Rawson & de Chair	Lennoxville.
Price,		
Potton,		
Roxton, ...	Mr. John Wood, ...	Roxton Falls.
Shefford, ...	Major A. Wood, ...	Frost Village.
do	Mr. S. G. Stevens, ...	Waterloo.
Sherbrooke, ...	Rawson & de Chair, ...	Lennoxville.
do	Mr. A. G. Woodward, ...	Sherbrooke.
Shipton, ...	Mr. G. H. Napier, ...	Richmond.
Spalding,		
Stanstead, ...	Mr. W. S. Hall, - -	Stanstead Plain.
Stanbridge, ...	Mr. J. C. Baker, - - - -	Stanbridge.
Stanfold,		
Shenley,		
Stratford,		
Stoke, ...	Mr. E. T. Wurtele, -	Windsor Station.
Stukely North, ...	Mr. George Bonellie, -	North Stukely.
Stukely South, ...	Mr. L. H. Knowlton, - -	Stukely Mills.
St. Armand East,	Mr. W. Pattison, ...	Freleigsburg.
St. Armand West,	Mr. D. T. Nye, ...	Phillipsburgh.
Sutton,		
Simpson,		
Somerset,		
Tring,		
Tingwick,		
Thetford,		
Upton, ...	Mr. Ambroise Trechette, - -	Upton.
West Farnham...	Mr. G. Whitfield,	West Farnham.

Windsor,. .....Mr. E. T. Wurtele, - Windsor Station.
Westbury,
Wickham,
Whitton,
Winslow,
Warwick,
Woburn,
Wolfestown,
Wendover,
Weedon,
Wotton,

RAWSON & DE CHAIR'S CATALOGUE

OF

FARMS, LANDS, MILLS, &C., &C.,

For sale in the Eastern Townships.

TOWNSHIP OF ASCOT.

This is one of the prettiest of the Townships, and excellently adapted for Stock and Sheep Farming: the hill sides affording the best of pastures, and the soil being generally of good quality. It has many advantages of situation, being within easy reach of the District Town of Sherbrooke, where a Market is held three days in the week, and a very important Cattle Market on the first Wednesday in every month. Everything is sold for cash at these markets. The Grand Trunk Railway runs most conveniently through the Township, and the roads are excellent in every direction. It has also the advantage of having one of the most important Educational establishments in America, at Lennoxville, namely, Bishop's College University and School, affording the highest course of education at a very moderate cost, and making it almost certain that many families will be drawn to reside in the neighborhood to avail themselves of these advantages. Farms are generally free from stumps and stones, and well watered. It is one of the healthiest of the townships, and must always be the favorite residence of English emigrants from its likeness to some of the prettiest counties in the Old Country.

A MOST ELIGIBLE SAW AND GRIST MILL PROPERTY,

Situated in the flourishing Village of Huntingville, two miles from Lennoxville. The Grist Mill is in thorough repair; contains three runs of Burr Stones, and three Bolts, two Smut Mills; and has a large custom trade. The Saw Mill is in complete order, and contains one upright Saw, one Shingle Machine, Edging Machine, and one Cutting off Saw, &c. The Dam is one of the strongest and best in the Eastern Townships. Supply of water always ample through the year. A Horse-shed, Blacksmith's Shop, and about 15 acres of land well adapted for Village Lots will be sold with the Mill. Arrangements might be made, if desired, for a partnership with the present proprietor. Price $10,000 or £2000 sterling. p 36

THE FINEST AND MOST VALUABLE FARM IN ASCOT,

Consisting of 550 acres, 275 cleared and 100 acres of Sugary.—There is an excellent house, carriage house, wood-sheds, cart-sheds, laborer's-house, and granary; a splendid barn 72x43, and one of 40x30, with stables under the whole of each; another barn across the river, root-house, sheds, &c. There are about 150 acres of the richest interval land. This is manured yearly by the river floods, and produces enormous crops of hay. There is a splendid hill range for stock sheep. The farm is situated in one of the prettiest parts of the Massawippi valley, four miles from Lennoxville, and on the high road to Hatley and Stanstead. Its nearness to the river gives it the advantage of an excellent means of bringing up manures, &c. There is a valuable quarry of Limestone rock on the property. Few such properties as this ever come into the market, and it is particularly desirable for any English gentleman who wishes to try the venture of high farming in Canada.—Price $12,000 or £2,500 sterling. p 37

A VERY VALUABLE PROPERTY,

Known to contain Copper; well situated on the high road between Lennoxville and Sherbrooke, consisting of about 107 acres; good barn; beautiful sites for building, as it overlooks the river St. Francis. Rich traces of Copper Ore have been already discovered on the property. p 25

A CONVENIENT PROPERTY,

Ready for immediate possession; a Farm of about 60 acres, situated on the high road between Lennoxville and Sherbrooke. The house has been put in complete and most comfortable order, and is ready for the immediate reception of a family; excellent barns, stables, and outhouses, all in perfect repair. Any family here would be within reach of all the advantages of the Lennoxville School and College. Price $3,400 or £680 sterling. p 24

BEAUTIFULLY SITUATED AND CHEAP FARM OF 115 ACRES,

90 acres cleared; timber all hard wood; free from stumps and stones; three very good barns, besides sheds in capital repair; Orchard; never failing water; good upland property; four miles

from Sherbrooke, and two from Lennoxville, on the high road to Dudswell. Price $2,100 or £420 sterling. p 22

EXCELLENT FARM OF 170 ACRES,

70 acres cleared; 40 acres Sugary; excellent house, three barns and sheds, in excellent repair; good water in the barn yard and house; situate on the high road leading to Compton centre. Price $4000 or £800 sterling. p 21

VALUABLE FARM CONSISTING OF 332 ACRES,

One Hundred and Fifty of which are cleared, and 150 acres of excellent hard-wood and Sugar bush; the Farm partly upland and partly interval Meadow land. A most valuable and inexhaustible supply of valuable Shell Marl has just been discovered on the property; the effect of which on all the crops on which it has been tried, has been miraculous. There are a house, barns, and sheds. Its situation, within half a mile of Lennoxville, and its consequent nearness to Bishop's College, with its unrivalled educational advantages; the many beautiful sites for building overlooking the Massawippi Valley River, and its known excellence as a Sheep and Stock Farm, render the property one of the most eligible in the Townships, either for the English gentleman farmer, the capitalist, or the speculator. Price $8000 or £1600 sterling. p 27

EXCELLENT FARM OF 160 ACRES—100 CLEARED.

Good Sugary, good Dwelling House, 2 Barns, and all necessary Out-Buildings, in excellent repair. Quality of land excellent.—Never failing supply of water throughout the year, both in the house and farm-buildings. The house commands one of the most extensive and beautiful views in the Townships. It is situated only 2 miles from Lennoxville, and 4 from Sherbrooke, and in the immediate vicinity of the now well known Ascot Copper Mines, the success of which must greatly raise the value of the immediate neighborhood, both as giving promise of Copper discoveries thereon, and a thriving village being established. Price $4,500 or £900 sterling, AN EXCELLENT INVESTMENT FOR A CAPITALIST!!

A DESIRABLE FARM OF 215 ACRES—100 CLEARED,

With excellent House, 2 large Barns, and convenient Sheds. Pine, Spruce, and hardwood bush. Excellent water. It has been proved to be an excellent Stock Farm; only 3 miles from Lennoxville, and 1 mile from Huntingville. Price $4,000 or £800 sterling.

AN EXCELLENT FARM,

Situate one mile and a half from the Town of Sherbrooke, consisting of 180 Acres, of which 100 are cleared; with good House, Barn, Sheds, and good Barn-Yard, and never-failing water on the premises. Price $4,000 or £800 sterling. p 35

GOOD FARM

Consisting of 110 acres, 60 cleared, 20 acres Sugary; Lumber chiefly hard wood; 35 acres under tillage; 25 pasture—good grazing farm; 5 miles from Lennoxville, 4 miles to grist, and 2

to saw mill. House, barns, and sheds in excellent repair. Price $2,100 or £420 sterling. p 39

WELL SITUATED FARM OF 120 ACRES,

On which there is 75 acres cleared; the land is of most excellent quality and mostly upland; never failing water on the premises; good Sugary, House, Barns and Sheds in most excellent repair; 4 miles from Lennoxville. Price, p 25

CONVENIENT PROPERTY,

Of 420 acres, one and a half miles from Lennoxville; the land is good, as shown by the crops grown on it: its location near markets, mills, and its situation on an excellent road, render such a property very valuable. Price $1,600, or £320 stg. p 23

IN THE VILLAGE OF LENNOXVILLE,

On Belvidere Hill, a very pretty new frame Cottage, 30x20; two wings 30x16 and 20x18, one and a half story; cellared—dining, drawing, and sitting rooms, bedroom, kitchen and pantry below; 4 bedrooms above; well in cellar; clapboarded, and painted inside and out. On half an acre well fenced. Price, $1,200, or £250 stg. p 20

A VALUABLE BREWERY PROPERTY,

The only Brewery in the Eastern Townships, situated in the beautiful and thriving Village of Lennoxville, in the very centre of the Townships, and close to the railway station. The water celebrated for its excellent brewery qualities. A valuable brewery recently fitted with a large new copper, and all the necessary tubs, vats, puncheons, machinery, rollers, pumps, with patent refrigerator, (imported from Europe,) malt houses, kiln, new wash house, granary, office and two dwelling houses; also, stables, ice house, wood shed, boat house on the River Massawippi; excellent horse-power machinery, large cellar room; to include all the stoves, pipes, &c., used in brewery malt house. The furniture, waggon, sleighs, &c., to be had at a valuation. There are two and a quarter acres of rich land belonging to the property, which would be available for village building lots. There is a very large demand for beer throughout the Townships, and the sale includes the goodwill of a business established over 25 years. An excellent chance for any English Brewer with capital to establish a most thriving business. Price $8,000, or £1600 stg. p 20

A SPLENDID CHANCE

For a lover of Trout Fishing; a farm of 150 acres, 100 cleared; on the River Magog, so justly famous throughout the Province for its unrivalled Trout Fishing; good house, and two barns. It is only half a mile from the Town line of Sherbrooke; excellently situated as a dairy farm, and for being supplied with manure; an excellent stock farm; large deposit of valuable Bog Iron Ore, very rich and of great thickness. Price, $3,000, or £600 stg. p 24

IN LENNOXVILLE.

Several beautiful sites for Villas, with extensive views overlook-

ing the Village, College, and the junction of the Rivers St. Francis and Massawippi. Such a situation would be particularly convenient for the residence of families wishing their sons to be educated at the School or College. Houses are much wanted in this healthy and thriving village, and would be readily bought as soon as completed. Price $200, or £40 sterling per acre.

TOWNSHIP OF BROMPTON.

"DENNET PLACE."

Excellent Farm of 210 acres; 100 cleared; well watered, and in excellent cultivation; with a very large dwelling house, barns, &c. A great bargain. Price, $2,600, or £520 stg. p 56

TOWNSHIP OF CLEVELAND.

CHEAP FARM OF FIFTY ACRES,

Near to Richmond—cheap. Price $200, or £40 stg. p 68

IN THE VILLAGE OF RICHMOND,

Seven valuable Building Lots, adjoining the Court House, College, and Post Office. Price $200, or £40 stg. per lot. p 68

TOWNSHIP OF COMPTON.

This is one of the best farming districts in Eastern Canada; the land is very rich, being nearly all hard wood, and free from stones. The farms are very level and adapted for the highest class of farming, and are generally quite free from stumps. Compton Centre is a thriving town with several Churches, Chapels, and an Academy or High School; and with the Grand Trunk Railway running through the township close to it. Few parts of Canada have imported more of the best English stock, and none can show better specimens, especially of the Durham breed of cattle, and of Leicestershire sheep. There are excellent roads throughout the township, and it is one of the healthiest.

A SPLENDID FARM,

Delightfully situated on the Coaticook River, distant two miles from the Grand Trunk Railway Depot at Compton, which railway passes through it. The farm contains 150 acres—100 improved; one third of which is meadow interval, which cuts two tons of hay to the acre; the rest upland; highly productive and free from stumps and stones. It is well watered—the river running through it—a very good Sugary. House, barns, and sheds, in excellent repair. This is one of the choicest and most desirable locations in the country, and particularly deserving the attention of any lover of high farming. Price $4,000, or £800 stg. p 60

CONVENIENT FARM OF 83 ACRES,

55 acres cleared; 300 sugar trees; land good, mostly upland; timber principally hard wood and cedar; new log house; 1 barn 30x40; good water on the premises; good fences; 8 miles from

Lennoxville; close to grist and saw mill, and blacksmith. Price, $1,000, or £200 stg. p 63

CHEAP FARM OF 50 ACRES,

40 acres cleared; good house 20x45; one barn and stables in good repair; well watered; very good land; timber chiefly hard wood: three miles from Compton Centre, and nine miles from Lennoxville. Price, $1,000, or £200 stg. p 61

A VALUABLE HOTEL AND FARM.

Great Bargain. The British American Hotel, situate in the flourishing Village of Waterville; doing a good business; quarter of a mile from the G. Trunk depot. Size of house 100x40—barns, sheds and stables in most excellent repair; good water; a productive garden of three quarters of an acre in rear of house; capital cellar containing a good baking oven. There is attached to this a most excellent farm of 181 acres, 100 cleared—sugary of 350 trees; land perfectly free from stumps and stones, partly interval and partly upland; soil of first rate quality; timber mostly hard wood; splendid grazing farm; fences good. There is a new frame house on the property, just put up. The Grand Trunk Railway passes through the farm, and it is bounded on three sides by the River Coaticook. Price $10,000 or £2,000 stg. p 62

EXCELLENT FARM OF 112 ACRES,

50 acres cleared; 20 acres good sugary; very good barns; fences in good repair; six miles from Lennoxville, and one from Waterville; partly upland and partly interval; good log house, situate on high road to Hatley. Price, $2000, or £400 stg. p 63

VALUABLE MILL PROPERTY.

Grist and Saw Mill. Barn, house, sheds, outhouses and stables, in most excellent repair. Grist Mill has four run of stone, three of burr and one of granite, with smut mill; can grind 300 bushels of grain in one day of 24 hours; three bolts; wheels best improved, separate, one for each mill; very large custom.

Saw Mill: one upright saw and two circulars; can saw 3000 feet of lumber in one day; large supply of lumber always on hand; logs floated from 6 miles up the river. Situate in the thriving village of Waterville, quarter of a mile from railway depot; English and Congregational Churches, and flourishing School, carriage maker, iron foundry, blacksmith, furniture shop, and two very good stores in the village. Price, $6,400, or £1,280 stg. p 64

FIRST RATE FARM OF 300 ACRES,

150 cleared, of very superior quality; within half a mile from Grand Trunk station at Waterville. Three barns on it; likely to become valuable as the village is very thriving and prosperous.—Price $6,000, or £1,200 stg. p65

TOWNSHIP OF EATON.

A very well settled Township; conveniently situated for the Sherbrooke markets. Its principal Towns are Eaton Corner and

Cookshire. It is well provided with educational and religious privileges. The Farms are large, well cultivated, the land being principally excellent hard wood, but rather stony. The roads are very good, and stages run daily through its entire length.

EXCELLENT FARM OF 200 ACRES;

Very level; 115 acres cleared; 40 acres Sugary; house, 3 barns, and sheds in good repair; never failing water; new Saw and Grist Mills and Blacksmith Shop; four miles from Eaton Corner, on main road; travelled by a regular stage; good stone fence on property. Price $3,500 or £700 sterling. p83

VALUABLE FARM OF 226 ACRES,

On the main road to Eaton, which runs through the property; 154 acres cleared. Quality of land very good; excellent Sugary, and a considerable quantity of Cedar rails. Very convenient house and outbuildings in good repair. Situated five miles from Lennoxville, eight from Sherbrooke. Price $4,500 or £900 sterling. p80

A VERY DESIRABLE FARM OF 170 ACRES,

Beautifully situated on the main road from Sherbrooke to Eaton, with two stages passing the door daily. 120 acres cleared; level and free from stones. 25 acres of good sugary. Very comfortable house and excellent out-buildings. Price $5,000 or £1,000 sterling. p82.

DESIRABLE FARM OF 264 ACRES;

One hundred and twenty-five cleared.; 900 Sugar trees, 3 barns, 2 Sheds, good house and out-buildings. Water on the premises. Timber chiefly hardwood. Close to Blacksmith's. Stage passes daily. Post office and school house one quarter of a mile. Ten miles from Lennoxville, two and one half miles from Cookshire. Price $4,000 or £800 sterling. p83

GOOD WORKING FARM OF 150 ACRES,

Of which there is eighty acres cleared, and 800 sugar trees. Nine miles from Lennoxville. Two barns; good frame house 27x26; good cellar, well stoned. Timber chiefly hard wood. Good fences; excellent water on premises. Good sugar-house and 700 buckets. Price $4,000 or £800 sterling. p84

EXCELLENT FARM OF 197 ACRES,

Eighty of which are cleared; 500 sugar trees; excellent land; House, two barns, Carriage house, Granery, Wood Shed, &c., &c., in thorough repair. Constant supply of good water. Good sugar house, with every other necessary for making sugar. Two miles from Cookshire, on the main road to Dudswell. Two Grist and Saw-mills within half a mile. TO BE SOLD OR LET. Price $1,500 or £300 Sterling. p84

TOWNSHIP OF ELY.

FARM OF 200 ACRES,

With some improvements. To be sold very cheap. Price $600 or £120. p89

TOWNSHIP OF GRANBY.

IN THE VILLAGE OF GRANBY.

To be sold, a splendid mill property. The upper dam with first right of water. The mill is the most profitable, central, best customed mill in the Eastern Townships; possesses many advantages. A large business done, independent of custom, in purchasing in Montreal, principally during summer, and of course defying competition, and working on commission for Montreal houses. In the hands of a practical miller, with £500 or £600 capital, would net £500 per annum. Connected with the Grist-mill, an ashery is very advantageous, which has been carried on for 25 years. There are only two run of stones now. Three run of French burr, one run Scotch hulling, two smut mills, one corn cracker; more could be added. A good site for two saw mills. On the Stanstead and Shefford line of railway, forty miles from Montreal. Granby is incorporated, and very thriving. Four Churches, Academy, School Houses, Tanneries, &c., &c. Price $4,250, or £850 sterling. p100

VERY VALUABLE BUILDING LOTS

In the thriving Village of Granby. About five acres of choice land on the south bank of the river, being Village lots. The Stanstead, Shefford and Chambly Railway passing through. Also about five acres on the north bank of the river; Land of excellent quality, and famed for their splendid crops. Price $2,000 or £400 sterling, for the ten acres. p100

TOWNSHIP OF HATLEY.

Another of the highest farmed Townships. Its nearness to the borders of the United States gives it, thanks to the Reciprocity Treaty, a certain market always close at hand, for its products. The country is generally very level, and the farms are large and highly cultivated by a prosperous class of proprietors. It has an Academy, two or three churches, and two rising towns, East and West Hatley.

A DESIRABLE WORKING FARM OF 113 ACRES;

Seventy acres cleared; 25 acres sugary; good supply of water; house, barn and sheds in good repair; on the high road up the Massawippi Valley; seven miles from Lennoxville; a Saw Mill within a quarter of a mile; Grist Mill within seven miles in summer, and three miles in winter. Price $1,500 or £300 stg. p112

A PROPERTY BEAUTIFULLY SITUATED

On the shore of Little Magog Lake—of which it commands a view of its entire length. The property consists of 200 acres, 30 of which are cleared. There is a newly erected log house and barn. The land runs down to the lake, in which there is excellent fishing; it is very conveniently situated for fishing both the Upper and Lower Magog Rivers, celebrated for the most splendid trout fishing in the Province. Excellent Duck shooting in the Upper

Magog River in the Fall and Spring. Price $1,000 or £200 stg. p111

ONE OF THE BEST STOCK AND SHEEP FARMS

In the Massawippi Valley, consisting of 140 acres, 70 of which are cleared. The house and out-buildings are new, well built, and convenient. The scenery from the house, and the property generally, is beautiful. Six miles from Lennoxville. Price $2,000 or £400 stg. p110

TOWNSHIP OF HEREFORD.

EXCELLENT SHEEP FARM OF 125 ACRES,

Seventy cleared. Good comfortable house; two good barns and stables; good roads; excellent water; Saw and Grist-mill within two miles; school half a mile; three miles from Canaan Village, Vermont; fifteen miles from Coaticook Station. Price $800 or £160 stg. p118

TOWNSHIP OF MELBOURNE.

IMPORTANT FARM OF 86 ACRES,

Beautifully situated close to the thriving village of Melbourne, on the River St. Francis, immediately opposite the Richmond Junction of the Grand Trunk Railway; nearly all cleared; well watered and in good cultivation. Very convenient new house just being finished, barns, &c. Price $3,000 or £600 stg. p150.

GOOD FARM OF 150 ACRES,

Sixty or seventy cleared; well watered; house and barn nearly new. Situated on the beautiful River Saint Francis, only four miles from Melbourne Village, on the main highway between Melbourne and Sherbrooke. A very cheap Farm. Price $1,400 or £280 stg. p150

VALUABLE BUILDING PROPERTY,

Called "Stimson's farm," sixty acres, beautifully situated in the Village of Melbourne, in high cultivation, with convenient barns and sheds, quite new. It is on a portion of this lot that a great part of the Village is built, and the whole of it must ere long become building property. Price $7,200, or £1,440 stg. p150.

IN THE VILLAGE OF MELBOURNE,

Forty Building Lots from one-quarter to half an acre each, and several beautiful Villa Lots of from one to five acres each. Price $100 to $150, or £20 to £30 stg. per lot of one quarter acre. p151

Forty-five Building Lots in Melbourne, immediately opposite the Richmond Station of the Grand Trunk Railway, of any size required. Price $100 or £20 per lot of one quarter acre. p151

TOWNSHIP OF ORFORD.

Part of lot twelve, in the sixth range, comprising 125 acres; not far from Sherbrooke. Price $1 or 4s per acre.

TOWNSHIP OF POTTON.

MAGNIFICENT FARM OF 440 ACRES,

Having a mile of frontage on the lovely and world known Lake Memphremagog, and on the most beautiful part of the lake; 350 acres cleared, and in very high cultivation, having won successive prizes as the best farm in the district. A brick house two and a half stories high; six large barns, granaries, storehouse, labourer's cottage, carriage house and wood-shed, all in excellent repair. Just opposite and only two miles from Georgeville and four miles from the celebrated mineral springs of Bolton. Steamer "Mountain Maid," touches twice a day at a landing close to. The property contains the famous "Sugar Loaf Lake," celebrated for its splendid trout fishing. A very desirable purchase for an English gentleman, especially if fond of good trout fishing. To be had on very easy terms. Price $6,500 or £1,300 stg. p190

TOWNSHIP OF SHEFFORD.

One of the oldest settled Townships. The county possesses the richest soils; splendid water power, and contains most valuable minerals. The vicinity is most beautiful. Its roads are excellent in every direction, and it has the advantage of being intersected by the Stanstead, Shefford and Chambly Railway, to be continued eventually to join with the States line of Railways. Its principal towns, Waterloo, West Shefford and Granby, are very thriving, with important manufactures, churches, banks, newspapers. Few parts are better adapted for English settlers.

IN FROST VILLAGE, SHEFFORD,

Most excellent Farm, 365 acres, about 220 cleared; under a high state of cultivation; enclosed by good cedar fences, boards and stone walls; 145 of woodland, on which are over 1000 sugar trees, and two large sugar nurseries. Good two storied house, 28x32, with Kitchen, Shed and Carriage House and good granary above. Good Cow House and Stone Pig House 26x30, excellent barns with stone stables underneath, three with lines of stables 80x26; one shed 26x40. Never failing water both in house and barns. One acre of Kitchen Garden with good fence, containing good orchard. Rich mine of copper leased for 20 years from 1862, at one-fifteenth royalty on anything raised. Never failing water. One and a half miles from Waterloo depot. Two miles from Waterloo, very thriving place with three churches, Episcopal, Methodist, and Free. Daily passenger train to and from Montreal, 62 miles. There is a Tannery, Saw-mill, good School, one Hotel. Price $8,000 or £1,600 stg. p210

IN WEST SHEFFORD VILLAGE.

Most Valuable Grist and Saw Mill, with 330 acres of excellent land. Grist Mill has two run of large burr stone, with a smutting mill and 3 bolts; building 30x40, two stories high. All iron wheels and shafting, put in within the last two years. Also cir-

cular saw-mill, with three circular saws, one large and two small. All gearing and wheels of iron, with a board and lath mill. The large saw cuts 10,000 feet of boards in 10 hours; building well finished, one and a half stories high; one dwelling house 28x50, 2 stories high; one mill house 28x30, one dwelling house 28x36, with shed and kitchen. House well finished, and water in kitchen; three barns and one shed. Situate on the Yamaska River. Never failing water.

Attatched to the property on river bank, 330 acres of excellent farming land, free from stone, about 300 of it good mixed timber; land all good farming property; mill situated within 10 miles of the chief line at Nelsonville, two miles from the Holland Station on the Stanstead, Shefford and Chambly Railroad, six miles from Granby, and 8 from Waterloo; the nearest grist mill 6 miles; sufficient timber around saw mill to supply it with lumber for years to come; are manufacturing birch, maple, ash, tamarac, pine, spruce, hemlock, basswood, and elm; mill dam newly built two years ago, on a rock bottom. The grain ground for custom for the past year exceeds 12,000 bushels, and daily increasing. Send lumber South from St. Johns, by water; distance by rail to St. Johns 33 miles. Price $10,500, or £2,100 stg. p211

TOWN OF SHERBROOKE.

The Capital of the Eastern Townships, containing between six and seven thousand Inhabitants. The principal Courts of Law of the Townships are held here. The River Magog gives it the finest water power in the world, and it is certain to become the greatest manufacturing town in Canada. It has two Newspapers, two Banks, several handsome Churches, and excellent Hotels, a new Town Hall, and has Markets three days in each week, besides a monthly Cattle and Sheep Market.

IN THE THRIVING TOWN OF SHERBROOKE,

The principal Town of the Eastern Townships, a very valuable Farm of 88 acres, 60 cleared; good new house 38x28; kitchen and shed adjoining 40x16, with verandah on three sides; good barn 52x36; shed 40x16; water in the kitchen; farm well watered; 15 acres ploughed ready for crops; likely to become very valuable as the Town increases, and admirably situated for a dairy farm to supply Sherbrooke with milk. Price $3,600, or £720 stg. p218.

TOWNSHIP OF STOKE.

Valuabe Lot of 220 acres in Range 1, Lot 1; river, road, and railroad passing close to it; lies below railway bridge crossing the St. Francis. Price $3,50 or 14s. stg. per acre. p215

Range 10, Lots 17, 18, 25, 600 acres. Price $1,50, or 6s. stg. per acre. p215

Range 14, Lot 14, 200 acres, near Sherbrooke. $3,00 or 12s. stg. per acre. p215

TOWNSHIP OF STUKELY.

Several Lots and parts of Lots in Ranges 8, 9, 10 and 11.

TOWNSHIP OF UPTON.

VALUABLE BLOCK OF 3,000 ACRES,

Surrounding the Upton Station on the Grand Trunk Railway; only two hours distance from Montreal, and two miles from the Upton Copper Mine. The Village at the station is of considerable size and is increasing; a skilful medical man resides there. It has a Church of England Church, and an excellent school is connected therewith. The quality of the land is very good, and the place very healthy. On the Black and White Rivers which run through the property, there is a choice of sites for tanneries, for which business the place possesses advantages unsurpassed on the American continent. These are within 400 yards of the railway station, in the centre of a district where hemlock bark can be procured in unlimited quantities, and at the lowest price, for many years to come. Two saw mills and a brick yard on the spot, (bricks selling for $3 per 1000), supply building materials at the cheapest rate. On the White River are three valuable Water Powers, one of them where a dam is already built at the distance of 300 yards from the railroad. The other two distant respectively 1 and 2 miles from the railroad. There is a favorable opening at present for a really good carpenter, or blacksmith at the village. p241

TOWNSHIP OF WARWICK.

VERY VALUABLE FARM OF 200 ACRES.

Laid out in part in building lots, in the Village of Warwick, close to the Grand Trunk Station; 140 acres under cultivation; remainder valuable wood land, and a good Sugary; good farm buildings, and well watered; 40 building lots surveyed; railroad from Quebec to Montreal runs through the farm; also the main public road, and also a road now completed on the side line, forming four corners at Grand Trunk Station. Terms made easy.—Price $3,500, or £900 stg. p260

TOWNSHIP OF WEEDON.

A VERY NICE FARM OF 60 ACRES.

Forty acres cleared, with a good block house; barn and shed; land not surpassed in the Province for quality; cheap, price $1000, or $200 sterling. p250

TOWNSHIP OF WESTBURY.

EXCELLENT FARM OF 225 ACRES,

Of which 100 are cleared; 300 sugar trees; good frame house; shed and barns in good repair; most excellent water on the premises; land nearly free from stumps; well fenced; timber mixed, and farm under good cultivation; a good limekiln on the pre-

perty; three miles from Cookshire. Price $3,000, or £600 stg.
p255

GOOD FARM OF 92 ACRES,

Of which 70 acres are cleared, and nine acres sugary; good land; house, barn and sheds in good repair; a never failing supply of water on the premises; two and a half miles from Cookshire. Price $1,600, or £320 sterling. p 255

TOWNSHIP OF WINDSOR,

Situated on the River St. Francis; timbered principally with spruce, tamarac, and hemlock, but in the North-West half there is much hard wood, and some pine; land generally level and is traversed by several streams, on the largest of which, (the Wallapirk,) there are several Water Powers, one of them at the junction with the St. Francis, is well suited for the erection of factories of any kind, giving some 25 feet head with a constant supply of water. On this power there are already in operation Grist, Oatmeal & Saw Mills. It is close to the Railway Station. The Grand Trunk Railway runs across the whole breadth of the township. The back parts have been lately rapidly filling up by French Canadians, who have built a Roman Catholic Church. Roads are opening very fast, and the land is rising rapidly in value. The land near the St. Francis is mainly occupied by English settlers. The township has many advantages, being easily accessible, and the land being at reasonable prices.

5,600 ACRES OF VALUABLE LAND,

In the following ranges:

Range	2	Lot	23,	at $2,00 or	8s per acre
"	3	"	22, 26, 28,	1,50	6s
"	4	"	10, hard wood,	2;50	10s
"	4	"	21, 23, good spruce,	1,50	6s
"	5	"	5, 6, hard wood, road on lot,	2,50	10s
"	5	"	12, hard word 2,	2,00	8s
"	6	"	7, 9, "	2,25	9s
"	6	"	21, 22, 24, 25, spruce land,	1,50	6s
"	7	"	10, hard wood,	2,25	9s
"	7	"	27, 28,	1,00	4s
8	8	"	4, 5, 10, 12, hard wood, road on lot.	2,50	10s
"	10	"	11, hard wood,	2,50	10s
"	11	"	11, do	2,50	10s
"	13	"	22, do	3,00	8s
"	14	"	24, 25, near Richmond,	2,50	10s

To be sold veay cheap for a block sale. p245

WINDSOR MILLS—A GREAT BARGAIN.

With 800 acres of excellent land, well timbered; 20 acres cleared; good new house, barn, and sheds. The Saw Mill in excellent working order; Clapboard and other machinery; good supply of

water sufficient for other mills. The foundation of mill and dam is on solid rock; wheel 80 horse-power; locality for spruce, hard wood and pine timber cannot be surpassed in the Townships. The mill is doing a good business and very conveniently situated. Perhaps the cheapest and most desirable mill ever offered in the Townships. Price $3,500, or £700 sterling. p246

Range Lots 17, 19, 20, 21, 23, 25, 26, 1,400 acres. $1,25, or 6s. per acre. p216

Intending purchasers or Emigrants, are requested to communicate with Rawson & de Chair, or with their Agents in the different townships, who will supply them with any further information they may require, either relating to the properties advertised, or to others since placed in their hands. No charge will be made to purchasers, and every assistance will be afforded them in finding a property suited to their means and tastes.

Parties having Lands, Farms, Mills or Houses, for sale in any part of the Eastern Townships, are requested to send particulars to Rawson & de Chair, in order that they may be advertised in their Catalogue, and in Canada newspapers. Their charge for commission on Improved Farms, Mills, &c., if sold, is 2½ per cent; on Wild Lands 5 per cent; but no charge is made for advertisements. It is to the advantage of all intending sellers in any neighborhood that a considerable number of properties should be advertised as on sale in their vicinity, as a good chance is thereby offered to Emigrants, and the greater inducement, therefore, for them to visit that locality. It is evident that few emigrants would stop on their way to visit one property; whereas it would be well worth their while to do so, if they would have a number to select from. They purpose having Agents in every Township, whose names will be published in their Catalogues—so that Emigrants may go direct to them and ascertain what farms, &c., they have for sale. Particulars of properties for sale, communicated to their Agents, will be forwarded to them, and will appear in their next Catalogues.

In conclusion, they confidently appeal to every one interested in the progress of the Eastern Townships to assist them in the work they have undertaken, to make their really great advantages known on this continent and in Europe. They feel that they have undertaken a public duty in trying to turn the stream of emigration and to bring capital into the Townships, which is certain to benefit the district, whatever the result may be to themselves,—and they trust their efforts will be appreciated, and every aid given them in their undertaking.

RAWSON & de CHAIR.
Lennoxville.
Eastern Townships.
Eastern Canada.

APPENDIX.

TOWNSHIP OF ASCOT.

A VERY DESIRABLE FARM

Of 120 acres; 80 cleared; 20 acres of Sugary; four miles from Lennoxville, three from Waterville, three from Huntingville. Frame house 28x25. Horse Stable and Shed 26x45. Barn 30x40; timber cut for another barn. Quality of land excellent, partly interval and partly upland. Timber mixed. Good water on premises. 32 acres under plough. Excellent grazing farm. Close to Blacksmith Shop. School close at hand.

Price $2,000 or £500 stg. p26

VALUABLE WATER PRIVILEGE

On the River Coaticook, with 55 acres; 47 cleared; eight acres of cedar. Frame House, 22x32. Barn, 28x56 and 14x30, with hog pen, workshop, &c. On high road from Sherbrooke to Stanstead. Splendid water power, with 20 feet fall, extending from twenty to 30 rods. Never failing water, winter or summer. Excellent chance for woolen or other factories. The Mill has stone foundation, with new gearing for three run of stones; two run of granite; wheel for each run. Excellent chance of custom. Two and a half miles from Waterville; three and a half miles from Lennoxville. Railroad passes this farm, and there is a probability of a Station. p22

TOWNSHIP OF BARFORD.

Range 2, lot 5, Range 5, E½ lot 1,
" 4, lot 3, " 5, W½ lot 3.
" 4, lot 5. $4 or 16s per acre. p55

TOWNSHIP OF CHESTER.

Range N, Craig's Road, lot 10. Range N, Craig's Road, E½ lot 14.
" " " " 11. " S. " W½ lot 14.
Price $4 or 16s per acre. p70

TOWNSHIP OF COMPTON.

SPLENDID WATER PRIVILEGE,

On the River Coaticook, and excellent farm of 70 acres, 50 cleared; 10 acres Sugary; 4 miles from Lennoxville and 2 from Waterville; close to a saw-mill. Upland and all hard wood. Never failing water both in house and yard. Frame house 33x24; wing 14x14; 2 barns. On main road between Stanstead and Sherbrooke. Price $1000 or £200 stg. p62

TOWNSHIP OF DUDSWELL.

Range 8, N E½ lot 17. Price $4 or 16s per acre.

TOWNSHIP OF EATON.

THE WELL KNOWN ALGER FARM

Of 300 acres, 200 cleared; eight miles from Lennoxville; six from Eaton Corner; ten from Compton Centre. Chiefly hard wood; free from stone; never failing water. Log house, with lumber ready for frame house. Four Barns including Stables. Fences in fair order. Plenty of cedar. An excellent chance for an enterprising farmer. Price $3,000 or £600 stg. p81

TOWNSHIP OF HATLEY.

WELL SITUATED FARM OF 200 ACRES,

Ninety cleared; 700 trees sugary; good homestead; two barns, 30x40. Excellent roads; lies between the two lakes.
Price $2,800 or £560 stg. p113

GOOD WORKING FARM OF 150 ACRES,

Seventy-five cleared; Sugary of 450 trees. Good house, shed, and barns. Adjoining the two lakes.
Price $2,000 or £400 stg, p113

VERY CONVENIENT FARM OF 85 ACRES,

Forty acres cleared; good barn 30x40. Frame house 22x26. Excellent water. Price $1,100 or £220 stg. p114.

TOWNSHIP OF MAGOG.

BEAUTIFULLY SITUATED FARM OF 300 ACRES,

On Lake Memphremagog, two and a half miles from Magog Outlet, with a beautiful view over the lake, and to the mountains. Excellent soil; plenty of cedar for fences, and some good pine. Excellent sugar bush; 10 acres cleared and 15 more nearly so. Good house 28x30, and the timber out for a new barn; situated near school, churches, saw and grist-mill. To be had cheap, and and on very favorable terms of payment. p148

TOWNSHIP OF SHIPTON.

In the beautiful village of Danville, a comfortable House in excellent repair, with barns, stables, and offices, all in good order, with half an acre of land. Price $1,300 or £260 stg.

TOWNSHIP OF WEEDON.

VALUABLE BLOCK OF LAND TO BE SOLD VERY CHEAP.

Range 4, Lot 9 and 10,
" 5, " 8, 10, 11,
" 6, " 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13,
" 7, " 1, 3, 4, 5, 7, 8, 10, 11, 12, 14,

5000 acres of excellent land, at 4s or 4s stg. per acre, for the whole, or $1¼ or 5s stg. per acre, in lots.

HINTS TO EMIGRANTS.

WHAT TO BRING AND WHAT NOT TO BRING.

Bring—Everything you have in the shape of Clothing, Boots and Shoes for all the family, Blankets, House Linen, Crockery, Glassware, Flannel, Calico, Good English Saddles, and any fairish harness you may have, but do not buy any new. If a fisherman, rods, reels and lines, but no English trout flies. A gun or rifle if you have one; Carpets, Rugs, Spades, Draining Tools, and Carpenter's Tools. All these may be got at the Stores here, which are generally excellent; but of course the prices are rather higher than at home.

Do not bring—Pianos (they will not stand the extremes of the climate like those made here) Books, Furniture of any kind, Farming Implements or Axes.

Eastern Townships standing prices for necessaries.

Beef, winter, 1½d to 2½d,
" summer, 3d to 4½d,
Veal 2d to 3d,
Mutton 2½d to 4½d,
Chickens 5d to 7d,
Geese, 1s 6d to 2s,
Turkeys, 2s to 4s,
Cheese, 4d to 7d,
Fresh sea fish (in winter) 1½d to 2½d.
Lobster, 5d to 7d,
Butter, 6d to 10d,
Flour, 20s per barrel,
Apples 8s to 10s per barrel,
Potatoes 1s to 1s 3d pr bushel,
Oats, 1s to 1s 3d,
Hay 24s to 40s per ton,
Sugar 3d to 5½d per lb.
Tea 2s to 2s 6d per lb.

GENERAL AGENTS
FOR THE EASTERN TOWNSHIPS,
RAWSON & DE CHAIR.

LIVERPOOL AND LONDON

FIRE AND LIFE

INSURANCE COMPANY.

INVESTED FUNDS, $11,600,000.

GENERAL AGENTS

FOR THE EASTERN TOWNSHIPS,

RAWSON & DE CHAIR.

BRITANNIA LIFE ASSURANCE OFFICE.

CAPITAL, $5,000,000.

GENERAL AGENTS

FOR THE EASTERN TOWNSHIPS,

RAWSON & DE CHAIR.